

This instrument prepared by:
John Hollis Jackson, III
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046

Shelby County, AL 09/27/2013
State of Alabama
Deed Tax: \$70.00

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Thousand and no/100 (\$180,000.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Roger Marcus, a married man** (herein referred to as grantor), do grant, bargain, sell and convey unto **Kevin L. Hayes and wife, Karen C. Hayes** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to Waxa Subdivision, the same being a part of Section 35, Township 24, Range 15 East, a plat of said subdivision, being recorded in Map Book 5, Page 5 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$110,000.00 of the purchase price stated hereinabove was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

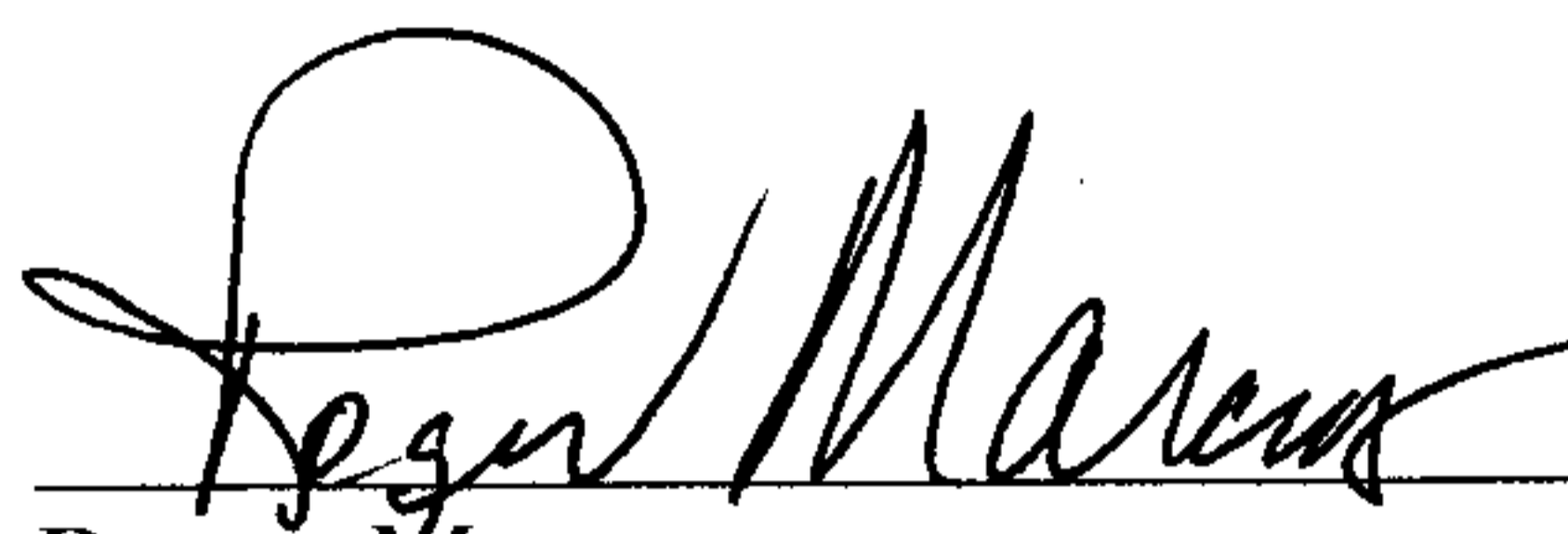
The grantor herein certifies that the above described property constitutes no part of his present marital homestead.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it

is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 24th day of September, 2013.



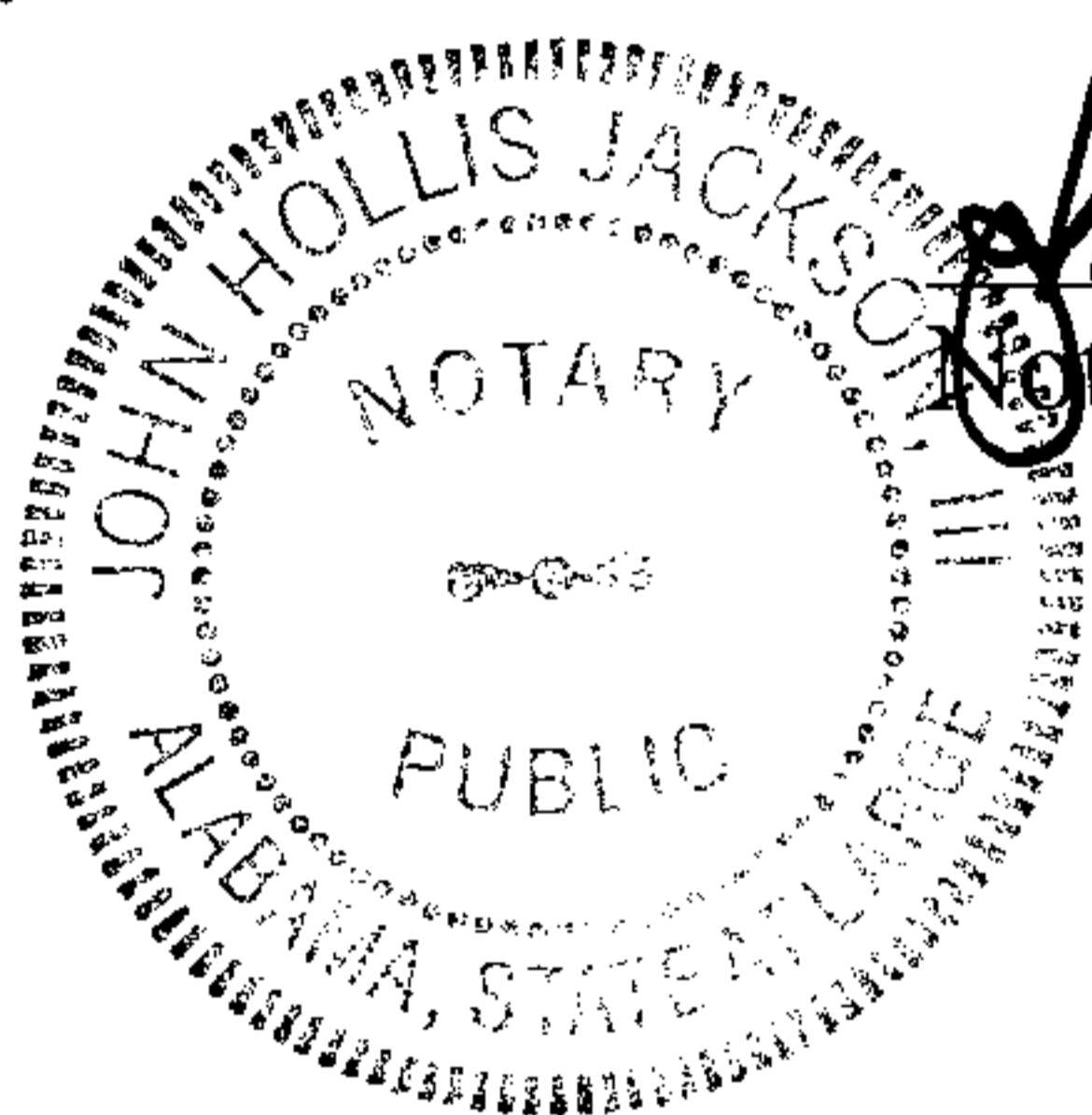
Roger Marcus

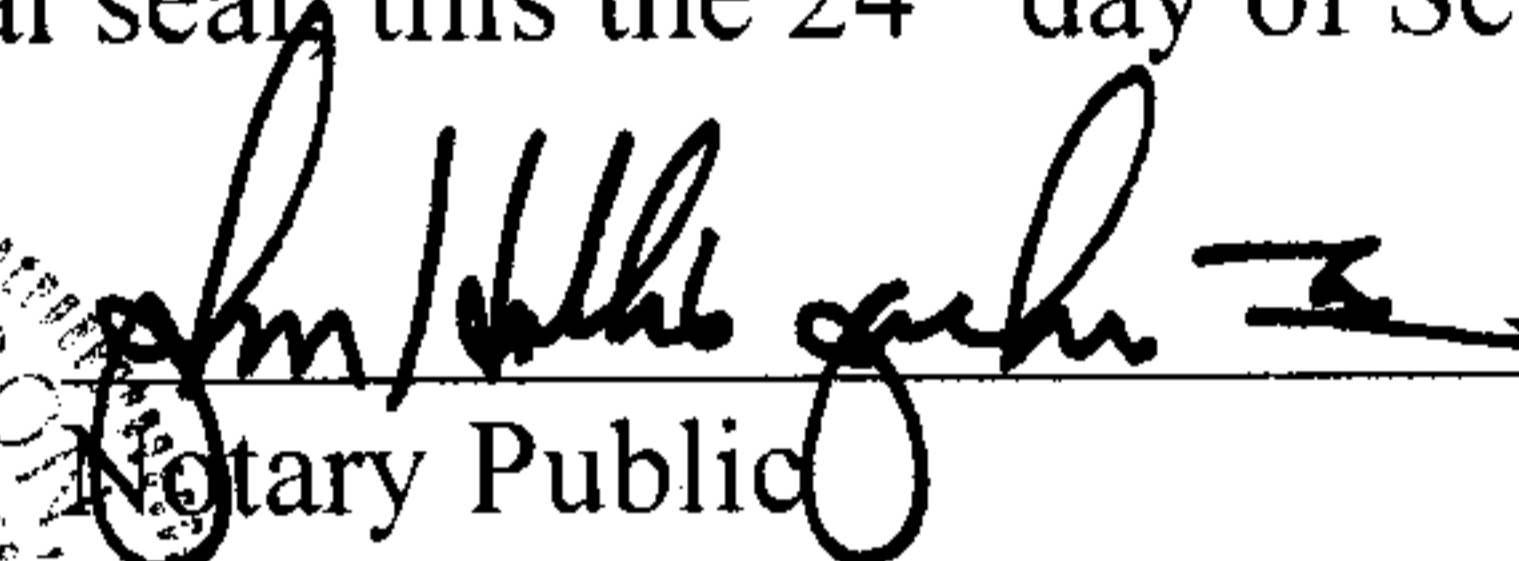
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roger Marcus, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of September, 2013.






Notary Public

Address of Grantee:
1796 County Road 71
Jemison, AL 35085

Address of Grantor:
659 Third Street
Clanton, AL 35045

Property Address:
454 Ridge Road
Shelby, AL 35143


20130927000389690 2/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/27/2013 03:43:15 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Roger Marcus
Mailing Address 659 Third Street
Thorsby, AL 35171

Grantee's Name Kevin L. Hayes
Mailing Address Karen C. Hayes
1796 County Road 71
Jemison, AL 35085

Property Address 454 Ridge Road
Shelby, AL 35143

Date of Sale 9/24/13
Total Purchase Price \$ 180,000.00



20130927000389690 3/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/27/2013 03:43:15 PM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/24/13

Print John Hollis Jackson, III

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1